# EXHIBIT 46

	08-13555 <i>71919</i> 93 cla	<b>№••4</b> 4793-30	Filed 06/19/14	Er	ntered 06/19/14 <b>1ሜ</b> :19:09 <sup>-emy</sup> Exhi	bit 46
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5	In re	)			MR. JEREMY CLAY	
		)Chapter 11		6		
6		)		7		
	LEHMAN BROTHERS	) Case No.			Direct Examination by Mr. Meade	4
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	7/9/2013 Cla	ay, Jeremy			7/9/2013 Clay, Jeremy	
1				1	JEREMY CLAY	
2	APPEAR	ANCES		2	(The deposition commenced at 11.0	3 a m 1
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1		1	JEREMY CLAY
2	APPEARANCES	2	(The deposition commenced at 11.03 a.m.)
4	On behalf of the Lehman Brothers Holdings	3	THE VIDEOGRAPHER: Here begins
5	WEIL GOTSHAL & MANGES LLP	4	video tape Number 1 in the deposition of Jeremy
_	1300 Eye Street NW	5	Clay, in the matter of In Re: Lehman Brothers
6	Suite 900 Washington, DC 20005-3314	6	Holdings Inc., et al, in the US Bankruptcy Court
7	3,		
	BY: MR. KEVIN F. MEADE	7	Southern District of New York. Chapter 11 case
8 9	MS. ARIELLE GORDON	8	number 08-13555 (JMP). Today's date is July 9th
10	On behalf of the Claimant:	9	2013 and the time on the video monitor is 11.03
10	SULLIVAN & CROMWELL LLP	10	a.m. The video operator today is Linda Fleet of
11	125 Broad Street	11	Marten Walsh Cherer and this video deposition is
12	New York, New York 10004-2498	12	taking place at Mayer Brown International 201
12	BY: MR. JOHN G. McCARTHY		
13		13	Bishopsgate, London EC2M 3AF, United Kingdom.
14	On behalf of the witness:	14	Counsel, please voice identify yourselves and
15	MAYER BROWN INTERNATIONAL LLP 201 Bishopsqate, London	15	state whom you represent.
16	EC2M 3AF, United Kingdom		• •
17	MR. MARC R. COHEN	16	MR. MEADE: Kevin Meade and Arielle
18	MS. TRACEY BUTCHER	17	Gordon form Weil Gotshal & Manges, on behalf of
10	Videographer: Linda Fleet	18	Lehman Brothers Holdings Inc, and we have some of
19	Marten Walsh Cherer Ltd., 1st Floor, Quality House,	19	our colleagues from our Weil London office here as
20	6-9 Quality Court,	20	well.
	Chancery Lane,	21	MR. COHEN: Marc Cohen and Tracey
21 22	London WC2A 1HP.	21	•
22	Court Reporter: Richard Harper	22	Butcher for Mayer Brown International. We
23	Marten Walsh Cherer Ltd.,	23	represent Mr. Clay.
24	1st Floor, Quality House, 6-9 Quality Court,	24	MR. McCARTHY: John McCarthy of
25	Chancery Lane, London WC2A 1HP.	25	Sullivan & Cromwell LLP on behalf of the Canary

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be served.

That's what I said to Clifford Chance, in discussions with Clifford Chance.

BY MR. MEADE:

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24 25 Chance.

Q. All right. And, just so that the record is clear,in your answer you twice said, "We did not wish them to serve a notice requiring LBI", did you mean LBHI?

A. Sorry, LBHI, yes I do.

Q. And just so that it is clear and just so you don't have to keep repeating in your answer, understanding that you did not have correct communications with Canary Wharf

14 itself ----

15 A. Sure.

16 Q. And when I refer to Canary Wharf, 17 you understand I mean them or their counsel?

A. I understand.

Q. You testified that you told Canary Wharf's counsel that you did not wish them to serve a notice requiring LBHI to take a lease under this clause?

23 A. Following a forfeiture of the --

24 yes.

Q. Do you recall approximately when

given a view about service of notice under this

clause at some point in, I think it was May 2010.

That was -- I had no recollection of that until

I had seen the e-mail yesterday.

Q. Just to follow up, what was

Communicated to Clifford Chance as to why

Morgan did not want notice provided to LBHI

under paragraph 7 of Schedule 4?

A. I indicated to Clifford Chance that we would not wish JP Morgan to be in a position where it was completing the acquisition of the building and there may exist at that time or subsequently a contractual arrangement between Canary Wharf and LBHI under which LBHI had an entitlement to take a lease of the building, as that would clearly create, in real estate terms, an issue for JP Morgan, who wanted to acquire the building with vacant possession to enable them to take over the building, fit it out and occupy it as their HQ, so that was the message we gave to Clifford Chance.

Q. And did you ever communicate with
-- did you ever have any conversations with
Clifford Chance as to whether JP Morgan would

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## 7/9/2013 Clay, Jeremy JEREMY CLAY

that position was first communicated to Clifford Chance?

A. I think that would have been communicated around a week or so prior to closing, which would be around the December 12th or 13th.

That was when this clause was -- we were discussing the clause in the SPA, which related to the claim, and that was the point at which this issue was discussed between myself and Clifford

Q. When was Mayer Brown retained to represent JP Morgan, approximately?

14 A. The beginning of 2010, February or 15 March time, 2010.

Q. Okay. And now, were there any discussions with Clifford Chance concerning providing notice under this provision that you can recall prior to December 2010?

A. Prior to 2010?

Q. I am sorry, prior to December 2010?

A. Sorry. I couldn't recall any prior to December 2010, but yesterday I was shown an e-mail from Anita Jones to Clifford Chance which indicated we had made a commentary about, or had

## 7/9/2013 Clay, Jeremy

complete the transaction if notice were provided to LBHI under this provision, which is paragraph 7 of Schedule 4?

A. No

Q. No, or not that you can recall?

A. Not that I can recall. They,

Clifford Chance, in response, put it to me that if
a notice were served LBHI would not be in a
position to comply with it, so that JP Morgan
should be comfortable there wasn't a problem in a
notice being served, and that we could live with a
notice being served, whilst I -- and my response
to that to Clifford Chance was whilst I accepted
there was perhaps little risk of LBHI being able
to take up a lease, to the extent there was any
risk of that happening, I didn't think it was
appropriate for JP Morgan to take up that risk.
We would simply want to complete with a certainty
that this notice had not been served and would not

Q. Was it your -- did anyone from Clifford Chance represent to you that a notice would not be served on LBHI under this provision?

A. They ----

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#### 08-13555-7ทัศ 3 c เอาชา 44793-30 Filed 06/19/14 Entered 06/19/14 13:19:09 remy Exhibit 46 Pq 4 of 10 JEREMY CLAY JEREMY CLAY

about your instructions. BY MR. MEADE: Ο. Did you express your instructions

to Canary Wharf?

In finalising this document we would have sought to document an arrangement which meant this transaction completed, in terms of both exchange of agreements and completion of transfer of -- and transfer of legal title on the same

date, because that was the discussion that I believe we did have with Clifford Chance about how the deal should be closed. But that was as far as

it would go. 14

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Ο. Just so I understand, when you say, the "arrangement which meant this transaction completed, in terms of both exchange of agreements and completion of legal title on the same day", is that what completion of the transaction will take place simultaneously ----

Α. I believe it is, yes.

22 Did you have any -- when you said, "that was the discussion we had with Clifford 23 Chance about how the deal should be closed", did 24 25 you have any discussions with Clifford Chance

should be confidential, and that was reflected in 3 the MOU. I do not think there were specific

discussions around Section 12, which would be a 5 relatively normal consequence of an agreed

condition of confidentiality provision

arrangement.

Okay. Was this provision in here Ο. -- sorry, was provision, paragraph 12, in the MOU at Canary Wharf's request? 10

Α. I believe it was.

12 Ο. Do you recall why?

13 MR. COHEN: Objection as to form.

You say "why" meaning did Canary Wharf tell him 14

15 why?

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16 MR. MEADE: Does he know why Canary

17 Wharf wanted this provision in the MOU.

MR. COHEN: Because they 18

19 communicated -- he may have that heard from his

2.0 client, so again I want to make sure we are

21 sticking to the non-privileged area.

22 MR. MEADE: Let me ask the question

23 again. I may be able to take care of this.

24 BY MR. MEADE:

25 Other than communications with your Ο.

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### 7/9/2013 Clay, Jeremy JEREMY CLAY

about why that was how the deal should be closed? 2. 3 Α. No. Q. Do you recall having any discussions about the reason why JP Morgan wanted it closed -- why it wanted completion to take place simultaneously?

MR. COHEN: Discussions with 9 Clifford Chance about the reason?

MR. MEADE: Yes. 1.0

MR. COHEN: (Unclear). 11

12 Α. No.

13 BY MR. MEADE:

Would you also look at paragraph 14 15 12. "No Disclosure of the Agreement For Lease". It states: "In order to preserve the 16 confidentiality of te Agreement, the Buyer will 17 agree not to apply to the Land Registry to note 18 the Agreement on Canary Wharf's titles whether by 19 2.0 way of an agreed or unilateral notice. Any breach 21 by the Buyer will entitle the Seller to determine 22 the agreement." Do you remember any discussion with Clifford Chance regarding this provision?

requirement of both parties that the transaction

We had a discussion regarding the

7/9/2013 Clay, Jeremy

JEREMY CLAY 1

client, do you know why Canary Wharf wanted this 2

in the MOU? 3

MR. McCARTHY: Objection to the

5 form.

6 I believe, again, my recollection

7 is they wanted it in simply to ensure

confidentiality, which was the agreed principle. 8

BY MR. MEADE: 9

Are you aware of whether -- sorry. 10

11 Are you aware of any reasons why Canary Wharf did

not believe that paragraph 11 was sufficient to

13 satisfy their confidentiality concern?

MR. COHEN: Objection. Again, are 14

15 you ----

12

16 MR. MEADE: Just so I understand.

Are you taking the position that facts that Canary 17

Wharf conveyed to JP Morgan that he is aware of 18

are privileged? 19

20 MR. COHEN: You say facts.

21 Communications between him and JP Morgan are

22 privileged. You know, if they passed a writing

that was from someone from Canary Wharf through 23

24 JP Morgan to him I would say no, that's not

25 privileged, but if someone is describing -- if his

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12.19. It starts on the bottom of 18402 and continues for the next two pages?

> Α. No.

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I understand that you have not seen the e-mail. I am going to read a little of it, to give you context to the next question. If you could look at 18403, the second paragraph: "Your clients' request, for an acknowledgment of a valid claim of 262.5 million presents LBL and its administrators with a significant problem. Setting aside the fact that this claim was

13 previously agreed at nil (after extensive negotiations) my clients struggle to see how they 14 15 can acknowledge claims which are currently in the 16 region of 35 million (representing accrued rent

and estate charges) at a substantially higher 17 sum." Then, if you can skip down five paragraphs, 18 where it says: "We recognise that your 19

clients..." Do you see where I am?

21 Α. Yes.

> "We recognise that your clients wish to amend the deal with LBL in order to reach agreement with LBHI and in particular to be able to provide the requested stipulation numbered 2 in

clients and so if you cannot adopt it, it would be helpful to know why that is."

4 Okay, now do you recall any 5 communications with Clifford Chance, in which you 6 were informed that counsel for LBL had suggested 7 that Canary Wharf should serve a notice on LBHI, under paragraph 7 of Schedule 4 of the LBL lease? 8 MR. McCARTHY: Object to the form. 9

No.

10 Α.

BY MR. MEADE: 11

Ο. So just to be clear, you also -are you aware of any reason that would -- are you aware, from your communications with Clifford Chance, of any reason that may have been expressed to LBL as to why that could not be done? I am sorry, can you repeat the Α. question?

From your communications with 19 Ο. 2.0 Clifford Chance, are you aware of any reason that 21 Canary Wharf expressed to LBL as to why it could

22 not provide such a notice?

24 The court reporter will be handing 25 you in a moment a document that has just been

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#### 7/9/2013 Clay, Jeremy

JEREMY CLAY the draft agreement. However, and forgive us if this is something that you have previously debated and rejected, a different route occurs to us which will enable your clients to reach agreement with LBHI, but would not necessitate any claim against LBL. Our suggestion is as follows: your client now and/or in the future would be in a position to forfeit the Lease and on doing so would be required to require LBHI to enter into a new lease 10 on the same terms. In the circumstances of 11 12 Agreement 3 in the draft settlement with LBHI 13 (namely that your client does not currently anticipate entering into a lease for all or 14 15 substantially all of the premises within 12 months 16 of the court ratifying the LBHI settlement) it appears to us that your client can make a claim 17 against LBHI if it refuses to accept a new lease. 18 We note that this independent right of your client 19 2.0 against LBHI is not currently referred to in the 21 draft Settlement Agreement with LBHI but it would 22 seem to present a solution to the deadlock which

your clients have reached. We hope that this

to resolve the tension between our respective

suggestion would be regarded as helpful. It seems

#### 7/9/2013 Clay, Jeremy

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JEREMY CLAY 1 marked as exhibit 97. It is Bates stamped 2 3 MB0001167. This is an e-mail from yourself to 4 Tony Briam, dated Thursday December 2nd 2010, at 5 (Exhibit JC 97 was marked for identification) 6 7 Ο. Just take a look. Have you seen this before? 8 9 Α. Yes. 10 It says: "Tony, I refer to your Ο. call earlier in the week. As mentioned JPM wishes 11 to simultaneously exchange and complete on 12 13 December 16th." Do you recall, or do you remember any call with Mr. Briam that you would be 14 15 referring to here, where it says: "Tony, I refer 16 to our call earlier in the week."? 17

Α. No. I mean, there were so many calls at this point. 18 19 Ο. Then you wrote: "As mentioned

JPM wishes to simultaneously exchange and complete on 16th December." Do you recall any discussions with Mr. Briam, or anybody else at Clifford Chance at about this time, as to why JP Morgan wanted to simultaneously exchange and complete on that date?

25 We would have explained that, I

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think did explain to them, that JP Morgan wished to complete prior to the end of the year and, in essence, that meant before December 20, which is when things start closing down. So in terms of lawyers being around and people being there to complete, so we aimed for -- were looking for a date before then. The reason they wanted to complete then, and I communicated with Clifford Chance, was the wish that we would then be in a 10 position to take possession of the building and commence the fit-out of the building early in the 13 New Year. December 16 was picked, I believe, and we informed Clifford Chance, just in terms of availability of Bill Viets and availability of 15 16 signatories for documents. It was a logistics --

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Ο. Did you ever communicate to 18 Clifford Chance that, if the deal did not 19 2.0 simultaneously exchange and complete by December 21 20th, that it would not be able to be completed in 22 2010?

driven by logistics.

- No. This is a wished-for date 23 24 rather than -- I didn't express it to Clifford 25 Chance as being a cut-off.
- 2 Do you see where it says: "The Ο. 3 Seller shall use reasonable endeavours to satisfy the Conditions Precedent by 15th December 2010 5 (the 'Expiry Date')." Again, I apologise if this 6 is what you just testified to, but do you recall any discussion regarding a date by which the transaction had to close -- strike that. Do you 8 9 recall any discussion regarding what you would 10 refer to as a cut-off date? MR. COHEN: With Clifford Chance? 11 12 BY MR. MEADE: 13 Ο. With Clifford Chance? MR. COHEN: Discussion at any time? 14 15 MR. MEADE: Correct. 16 MR. COHEN: Okay. BY MR. MEADE: 17 At any time? 18 Ο. No, I don't believe 19 Α. 2.0 we did have a discussion. 21 Ο. Do you recall any discussion 22 regarding the provision in the MOU we just read 23 which refers to an expiry date, again with Canary

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No, I don't believe there was --

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Wharf, including its counsel?

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## 7/9/2013 Clay, Jeremy JEREMY CLAY

Was there any communication with Clifford Chance that the deal had to close in 2010? I believe I would have informed

Clifford Chance that they needed to close in 2010 for the reason that JP Morgan needed to take possession at the start of 2011, in terms of their overall timing, for fitting out and taking occupation of the building.

Ο. Was there any communication as to 12 what would occur with respect to the deal if it 13 could not close in 2010?

MR. COHEN: Asked and answered. 14

15 BY MR. MEADE:

> Ο. You can answer.

No, it was not expressed as, in some sense a cut-off, that the deal would not happen if it wasn't done in 2010. I don't think it was -- I don't believe I expressed it in those terms. It was simply the wished-for timetable. Briefly, if you can look back at

the MOU, which is exhibit 26, I would like you to look at page 1550 again, paragraph 4.4?

25 Α. Yes.

7/9/2013 Clay, Jeremy JEREMY CLAY 1 2 that we had any discussion with Clifford Chance 3 about that date. It was ----4 Q. You said "it was just", sorry, and 5 then you ----6 It was a date that we -- I can't 7 really recall, to be frank. It was probably a date that we were given, but I don't think that 8 there was any discussion with Clifford Chance 9 10 about it.

11 Ο. But you expressed to Clifford 12 Chance that it was important for JP Morgan that 13 the deal close in 2010?

MR. COHEN: Asked and answered. 14

15 Α. Yes, certainly that, in the 16 discussions as the deal progressed, and the timing was worked out for JP Morgan's move to the new 17 building it became important that we closed in 18 2010 to meet that timetable. 19

2.0 BY MR. MEADE:

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21 Ο. You can -- exhibit 97, just keep it 22 available. I may go back to it. I don't want you to have to rifle through the stack. I am handing 23 24 you what has been previously marked exhibit 9. 25 I will be asking you about two e-mails. For the

## 08-13555-พหมู่ เชื้อยะ 44793-30 Filed 06/19/14 Entered 06/19/14 13:19:09 remy Exhibit 46

1	JEREMY CLAY	Pg / of 10	JEREMY CLAY
2	2010?	2	I believe I was responding to here was a
3	A. Well, I can't recall it, but it	3	suggestion that some e-mail confirmation would be
4	would appear from the e-mail that it must have	4	obtained from LBHI, and I was expressing our
5	been, yes. I cannot recall doing it, but in terms	5	position on the view to Clifford Chance that
6	of the timing I can't recall the dates well	6	simply obtaining an e-mail from LBHI was not in
7	enough but this suggests to me that we must have	7	itself going to be enough. It clearly would be
8	done it before this date, yes.	8	possible for them to come back perhaps with
9	Q. When you say: "As I made clear on	9	something that was enough, but that at this
10	the telephone" Do you recall having a phone	10	stage, that appeared to be what I was being as
11	conversation regarding the issue of that Canary	11	my recollection is, that's what was being
12	Wharf was asking LBHI for confirmation as to	12	proposed, and I was saying that is not going to be
13	whether it wanted to take a new lease	13	enough.
14	MR. COHEN: I am sorry, can you	14	Q. Did you inform them of what would
15	repeat	15	be enough?
16	BY MR. MEADE:	16	A. No.
17	Q. Yes. In your response, December	17	Q. I will show you what has been
18	3rd 2010	18	previously marked as exhibit 15. For the record,
19	A. Yes.	19	this is the agreement relating to the grant of a
20	Q. You said: "As I made clear on the	20	lease of 25 Bank Street, Canary Wharf, London E14
21	telephone" Do you remember having a telephone	21	5LE, Bates stamped CW 0005282. Have you seen this

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document before?

A.

this e-mail? Α. Not specifically, no.

conversation about the issues being discussed in

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Okay. Generally? Q.

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Now, the deal with -- the

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transaction between JP Morgan and Canary Wharf

#### 7/9/2013 Clay, Jeremy

JEREMY CLAY
A. Generally, my message would have
been delivered that I was delivering to
Clifford Chance was, "You must not serve a notice
and if you do serve a notice and provide me with
some confirmation from LBHI that it is not going
to take up a new lease, that won't, in itself, be
acceptable for me to recommend JP Morgan proceed
to complete". That was a message I was giving to
Clifford Chance and this e-mail is, in my view,
confirming what I was saying on the telephone to
Clifford Chance.
O Olran Co what this a mail is say is

13 Okay. So what this e-mail is say is 14 if you get e-mail confirmation from -- just so 15 I understand?

16 Yes.

What this e-mail is saying is if you get e-mail confirmation from LBHI, or if you 18 get confirmation however confirmation comes, that 19 20 they don't want to take up a new lease, that will not be sufficient for JP Morgan if Canary Wharf 21 22 has provided Lehman with notice under what you 23 call the Lehman lease guarantee? 24

It is difficult for me to be absolutely -- to absolutely recall this. What

		7/9/2013 Clay, Jeremy
1		JEREMY CLAY
2	closed on Decer	mber 20th?
3	A.	I believe so.
4	Q.	Is that correct?
5	Α.	I believe so.
6	Q.	This is dated 20th December 2010,
7	does that refre	esh your recollection?
8	Α.	Yes, it does.
9	Q.	If you could take a look I just
10	want you to loo	ok at two provisions. The first is
11	on Bates stamp	5310, it is provision 7.16.4.
12	Α.	Yes.
13	Q.	You can read that to yourself. The $$
14	other provision	n which I am just going to be asking
15	you about quich	kly is on 5319, it is 11.3.2.
16	A.	Yes.
17	Q.	When you said that the e-mail
18	confirmation th	nat was being proposed wouldn't be
19	enough, is this	s what the parties agreed that would
20	be enough, the	se provisions that were inserted
21	into the final	version of the SPA?
22		MR. COHEN: Objection as to form.
23	You can answer	, go ahead.
24	A.	The discussions continued from

through December to with Clifford Chance and, in

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finalising the document, I reiterated the JP Morgan position that, in order that JP Morgan to close, we would need clear confirmation that no notice had been served and an express obligation not to serve a notice. BY MR. MEADE:

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9 Α. I was not aware of any alternative solutions at that point, beyond the e-mails that 10 you have just seen. 11

And?

Ο.

Ο.

Is the alternative solution e-mail confirmation from LBHI?

Yes, beyond that, that's ----

When you say, "In order for JP Morgan to close we would need clear confirmation no notice had been served and an express obligation not to serve a notice."

Α. Yes.

Q. Just so that I understand, is that what is being represented in 7.16.4 and 11.3.2?

> A. Yes, I believe they achieved that.

> > You have just been handed a

document which is Bates stamped MB0000654. It has

25 been marked as exhibit 98 in this case.

correct? Do you see that? She again follows up 3 again on December 15th, it looks like, if I am 4 reading it correctly, it looks like 12.36 in the 5 morning?

All right.

Was this when the transaction was winding down at that December 15th?

Α. No. it was fully -- it was pushing 10 to closing, so we were in the sort of period just prior to closing, so there was a lot going on at 11 12 this point.

Q. This is my noncorporate lawyer understanding of deals. On December 15th at 9.06 a.m. you respond: "Tony, Justin can you confirm please asap as we need to confirm position to David and Bill re Lehmans." Just so I understand, can you explain why you were asking them to confirm that no notice or demand, under paragraph 7(b) of Schedule 4, had been served or would be served -- strike that. I might be able to make this easier. Were you simply seeking the confirmation that you expressed earlier, that the notice had not and would not be served?

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## 7/9/2013 Clay, Jeremy JEREMY CLAY

## (Exhibit JC 98 was marked for identification)

This is an e-mail chain which starts off with an e-mail from Anita Jones to Justin Turner of Clifford Chance dated December 13th 2010, at 8.32 and continues on to an e-mail from Tony Briam to yourself, to Jeremy Clay, on Wednesday, December 15th at 9.35. Have you seen this e-mail chain before?

Α. Yes, and I was shown this 10

yesterday. 11

> Ο. In connection -- if you see in Ms. Jones' original e-mail, the initial e-mail in the chain, she says: "In relation to your deletion of clause 11.3.2 of the Main Spa of the reference to para 7(b) of schedule 4 to the Lehman Lease, can you please confirm as a reply to enquiry that no notice or demand under that paragraph has been nor will be served on LBHI prior to completion of the purchase by JPM." Do you see that?

22 A. Yes.

23 Now, Ms. Jones follows up on 24 December 14th, saying that you -- she had not yet 25 received the confirmation that was being sought,

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MR. COHEN: Objection to form. Go

JEREMY CLAY 1

2 ahead if you can.

3 Α. There were two notices. There is 4 the notice about taking up a lease, which is 7(a), 5 and 7(b) is a different situation which is, if you do not require to serve a notice under 7(a), you 7 can pursue rent. There is a claim that can be brought under 7(b) and basically, in diligence 8 9 terms, I was wanting to know the position under 7(b), as to whether steps had been taken under 10 7(b). So it was in the nature of a diligence 11 inquiry. 12

13 BY MR. MEADE:

I am handing you what has been 14 15 previously marked as exhibit 40. This is an 16 e-mail chain, Bates stamped CW 0020707. I am going to be asking you a question about Ms. Jones' 17 e-mail on December 3rd at 6.26p.m. It is on the 18 bottom of 20708. I have a pretty specific 19 2.0 question about the paragraph that starts: 21 "I understand that you do not yet have 22 instructions..." Do you see where I am referring 23

24 Α. Yes.

25 Q. It states: "I understand that you

08-13555-79763 cmDvv44793-30	Filed 06/19/14	Entered 06/19/14	13:19:09 Exhibit 46
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1	JEREMY CLAY	Pg 9 of 10	JEREMY CLAY
2	do not yet have instructions from Canary Wharf in	2	no further conversations about any other right or
3	relation to the proposed \$10 million(sic) loan	3	entitlement to take back the lease to take a
4	from JPM to CW." Canary Wharf	4	lease.
5	MR. COHEN: Objection as to form.	5	BY MR. MEADE:
6	" 10 million."	6	Q. Did you express to other than
7	MR. MEADE: Pounds? Did I say	7	not serving the notice, did you ever express to
8	dollars? Even better.	8	Clifford Chance any concerns that JP Morgan had
9	MR. COHEN: Yes.	9	about LBHI's ability to try to take back the
10	BY MR. MEADE:	10	lease?
11	Q. "In relation to the proposed	11	A. No.
12	10 million loan from JPM to CW. We will need to	12	MR. MEADE: I have no further
13	document this next week so if you could come in	13	questions.
14	relation to this we can then progress this	14	
15	aspect." Do you recall a proposed	15	
16	\$10 million(sic) loan from JP Morgan to Canary	16	
17	Wharf?	17	
18	A. I really do not, no.	18	
19	MR. MEADE: If you give me five	19	
20	minutes we may be able to wrap up soon.	20	
21	MR. COHEN: Sure.	21	
22	(Off the record at 12.28)	22	
23	(Back on the record at 12.41)	23	
24	BY MR. MEADE:	24	
25	Q. Mr. Clay, do you recall any	25	

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JEREMY CLAY JEREMY CLAY 1 1 conversations with Clifford Chance concerning 2 whether LBHI would have the right to try to take 3 back the lease after the transaction with 4 JP Morgan closed? 5 MR. COHEN: Okay, just an objection BY MR. MCCARTHY: 6 here, conversations before the closing? Because 7 Q. after the closing we get into another potential 8 8 privilege issue, as you know. 9 10 MR. MEADE: I understand. 10 that? MR. COHEN: I want to make sure 11 11 12 what you are asking.

13 MR. MEADE: Okay.

14 BY MR. MEADE:

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Q. Prior to the closing, do you recall any discussions between Mayer Brown and Clifford Chance concerning whether LBHI would have the right to try to take back the lease from JP Morgan?

20 MR. COHEN: Objection as to form.

21 Go ahead.

22 A. Only in the context of the 23 nonservice of the notice, i.e. on the basis they 24 would not serve a notice, following closing we 25 were -- that was our requirement, and there were

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(DIRECT QUESTIONS BY MR. McCARTHY) MR. McCARTHY: I have questions. Would you like me to put a Mike on? MR. MEADE: Just yell really loud! Mr. Clay, you were shown earlier exhibit 9. Do you have that in front of you? MR. MEADE: What is the date on MR. McCARTHY: 29713. MR. MEADE: I had in mind the date. 12 MR. McCARTHY: The date, I am 13 14 sorry. The date in the top e-mail is 6th 15 December. 16 BY MR. McCARTHY: Mr. Clay, you discussed with 17 Mr. Meade e-mails at the end of this document from 18 December 3rd. Do you remember that discussion? 19 20 Α. Yes. Prior to the closing of the deal 21 Ο. 22 between JP Morgan and Canary Wharf, did you see 23 any e-mails from LBHI or from it counsel

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indicating that LBHI would not take a lease?

MR. MEADE: Object to the form.

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did not hear you. "Would not"  MR. McCARTHY: "take a lease."  A important to JP Morgan was to be able to clo  A. No.  BY MR. McCARTHY:  Q. Did you see any e-mails at all from  BY MR. McCARTHY:  6 able to fit-out and occupy the building in a coordance with its required timetable, and  BY MR. McCARTHY:  6 able to fit-out and occupy the building in a coordance with its required timetable, and  BY MR. McCARTHY:  9 creation of some contractual arrangement better the deal between JP Morgan and Canary Wharf?  9 creation of some contractual arrangement better the deal between JP Morgan and Canary Wharf?  9 creation of some contractual arrangement better the deal between JP Morgan and Canary Wharf?  10 A. I don't believe we did, no.  11 concarry Wharf and LBHI which would give LBHI  12 MR. McCARTHY: Okay. That's all.  13 occupancy post closing, or at all.  14 Q. Other than what you just said  15 (FURTHER DIRECT BY MR. MEADE)  15 there any other reason that you articulated  16 BY MR. MEADE:  17 Q. Regardless of whether you saw any  18 e-mails between JP Morgan sorry, between  19 MR. COHEN: That's it for me.  20 position that you expressed was that e-mail  20 MR. MEADE: No further questic  21 confirmation from LBHI would be insufficient for  22 you to recommend to your client that it proceed to  23 (Off the record at 12.47 p.m.)	1	JEREMY CLAY	Pg 10 of 10	JEREMY CLAY
MR. McCARTHY: "take a lease."  A. No.  5 have vacant possession of the building, and a lease."  Q. Did you see any e-mails at all from 7 accordance with its required timetable, and lease lead between JP Morgan and Canary Wharf?  9 the deal between JP Morgan and Canary Wharf?  10 A. I don't believe we did, no. 11 MR. McCARTHY: Okay. That's all. 12 MR. McCARTHY: Okay. That's all. 13 occupancy post closing, or at all. 14 Q. Other than what you just said 15 there any other reason that you articulated lease may be meaning between JP Morgan sorry, between 18 A. No. 19 counsel for LBHI and counsel for Canary Wharf, the position of this transaction?  4 important to JP Morgan was to be able to closed able to close able to closed and the building, and in the vacant possession of the building in a label to cordance with its required timetable, and what was not acceptable was the possibility of accordance with its required timetable, and what was not acceptable was the possibility of accordance with its required timetable, and what was not acceptable was the possibility of accordance with its required timetable, and what was not acceptable was the possibility of accordance with its required timetable, and able to fit to example with its required timetable, and accordance with its req	2	THE COURT REPORTER: I am sorry, I	2	A. Yes. In the discussions we had in
A. No. 5 have vacant possession of the building, and of BY MR. MCCARTHY: 6 able to fit-out and occupy the building in Q. Did you see any e-mails at all from 7 accordance with its required timetable, and 8 LBHI or from its counsel prior to the closing of 8 what was not acceptable was the possibility of the deal between JP Morgan and Canary Wharf? 9 creation of some contractual arrangement between JP Morgan and Canary Wharf? 9 creation of some contractual arrangement between JP Morgan and Canary Wharf? 10 Canary Wharf and LBHI which would give LBHI 11 MR. McCARTHY: Okay. That's all. 11 entitlement to a lease of the building which 12 may question. 13 occupancy post closing, or at all. 14 Q. Other than what you just said 15 (FURTHER DIRECT BY MR. MEADE) 15 there any other reason that you articulated 16 BY MR. MEADE: 1 may define the JP Morgan sorry, between 18 A. No. 19 counsel for LBHI and counsel for Canary Wharf, the 19 MR. COHEN: That's it for me. 20 position that you expressed was that e-mail 20 MR. MEADE: No further question 21 confirmation from LBHI would be insufficient for 21 THE VIDEOGRAPHER: Going off 12 you to recommend to your client that it proceed to 22 record. The time is 12.47. 23 completion of this transaction? 23 (Off the record at 12.47 p.m.)	3	did not hear you. "Would not"	3	relation to the SPA we were clear that what was
BY MR. MCCARTHY:  6 able to fit-out and occupy the building in  7 Q. Did you see any e-mails at all from  8 LBHI or from its counsel prior to the closing of  8 what was not acceptable was the possibility of the deal between JP Morgan and Canary Wharf?  9 creation of some contractual arrangement better to a lease of the building which would give LBHI	4	MR. McCARTHY: "take a lease."	4	important to JP Morgan was to be able to close,
Q. Did you see any e-mails at all from 7 accordance with its required timetable, and 8 LBHI or from its counsel prior to the closing of 8 what was not acceptable was the possibility of the deal between JP Morgan and Canary Wharf? 9 creation of some contractual arrangement between JP Morgan and Canary Wharf? 9 creation of some contractual arrangement between JP Morgan and Canary Wharf? 9 creation of some contractual arrangement between JP Morgan and Canary Wharf? 10 Canary Wharf and LBHI which would give LBHI 11 mt. 11 entitlement to a lease of the building which 12 therefore, in some way, interfere with JP Morgan 13 up question. 13 occupancy post closing, or at all. 14 Q. Other than what you just said 15 (FURTHER DIRECT BY MR. MEADE) 15 there any other reason that you articulated 16 BY MR. MEADE: 16 Clifford Chance as to why you did not want in 17 Q. Regardless of whether you saw any 17 served on LBHI? 18 e-mails between JP Morgan sorry, between 18 A. No. 19 counsel for LBHI and counsel for Canary Wharf, the 19 MR. COHEN: That's it for me. 20 position that you expressed was that e-mail 20 MR. MEADE: No further questic 21 confirmation from LBHI would be insufficient for 21 THE VIDEOGRAPHER: Going off 22 you to recommend to your client that it proceed to 22 record. The time is 12.47. 23 completion of this transaction? 23 (Off the record at 12.47 p.m.)	5	A. No.	5	have vacant possession of the building, and be
LEHI or from its counsel prior to the closing of  the deal between JP Morgan and Canary Wharf?  The deal between JP Morgan and Canary Wharf?  A. I don't believe we did, no.  MR. McCARTHY: Okay. That's all.  MR. McCARTHY: Okay. That's all.  MR. MEADE: I just have one follow  up question.  MR. MEADE: I just have one follow  MR. MEADE:  MR. Me	6	BY MR. MCCARTHY:	6	able to fit-out and occupy the building in
the deal between JP Morgan and Canary Wharf?  A. I don't believe we did, no.  MR. McCARTHY: Okay. That's all.  MR. MEADE: I just have one follow  up question.  MR. MEADE: I just have one follow  iup question.  MR. MEADE: By MR. MEADE)  BY MR. MEADE:  MR. COHEN: That's it for me.  position that you expressed was that e-mail  confirmation from LBHI would be insufficient for  you to recommend to your client that it proceed to  completion of this transaction?  23 (Off the record at 12.47 p.m.)	7	Q. Did you see any e-mails at all from	7	accordance with its required timetable, and that
A. I don't believe we did, no.  MR. McCARTHY: Okay. That's all.  MR. McCARTHY: Okay. That's all.  MR. MEADE: I just have one follow  12 therefore, in some way, interfere with JP Mo  13 up question.  14 Q. Other than what you just said  15 (FURTHER DIRECT BY MR. MEADE)  16 BY MR. MEADE:  16 Clifford Chance as to why you did not want no  17 Q. Regardless of whether you saw any  18 e-mails between JP Morgan sorry, between  19 counsel for LBHI and counsel for Canary Wharf, the  20 position that you expressed was that e-mail  21 confirmation from LBHI would be insufficient for  22 you to recommend to your client that it proceed to  23 (Off the record at 12.47 p.m.)	8	LBHI or from its counsel prior to the closing of	8	what was not acceptable was the possibility of the
MR. McCARTHY: Okay. That's all.  12 therefore, in some way, interfere with JP Mo  13 occupancy post closing, or at all.  Q. Other than what you just said  15 there any other reason that you articulated of the building which  16 EY MR. MEADE:  16 Clifford Chance as to why you did not want in the served on LBHI?  18 e-mails between JP Morgan sorry, between  18 A. No.  19 counsel for LBHI and counsel for Canary Wharf, the  19 MR. COHEN: That's it for me.  20 position that you expressed was that e-mail  20 MR. MEADE: No further question  21 THE VIDEOGRAPHER: Going off of the your client that it proceed to  22 record. The time is 12.47.  23 completion of this transaction?  23 (Off the record at 12.47 p.m.)	9	the deal between JP Morgan and Canary Wharf?	9	creation of some contractual arrangement between
MR. MEADE: I just have one follow  12 therefore, in some way, interfere with JP Mo  13 up question.  14 Q. Other than what you just said  15 (FURTHER DIRECT BY MR. MEADE)  16 BY MR. MEADE:  17 Q. Regardless of whether you saw any  18 e-mails between JP Morgan sorry, between  19 counsel for LBHI and counsel for Canary Wharf, the  20 position that you expressed was that e-mail  21 confirmation from LBHI would be insufficient for  22 you to recommend to your client that it proceed to  23 completion of this transaction?  24 therefore, in some way, interfere with JP Mo  26 occupancy post closing, or at all.  27	10	A. I don't believe we did, no.	10	Canary Wharf and LBHI which would give LBHI an
up question.  13 occupancy post closing, or at all.  14 Q. Other than what you just said  15 (FURTHER DIRECT BY MR. MEADE)  15 there any other reason that you articulated as  16 Clifford Chance as to why you did not want in  17 Q. Regardless of whether you saw any  18 e-mails between JP Morgan sorry, between  19 counsel for LBHI and counsel for Canary Wharf, the  20 position that you expressed was that e-mail  21 confirmation from LBHI would be insufficient for  22 you to recommend to your client that it proceed to  23 completion of this transaction?  24 (Off the record at 12.47 p.m.)	11	MR. McCARTHY: Okay. That's all.	11	entitlement to a lease of the building which could
14 Q. Other than what you just said 15 (FURTHER DIRECT BY MR. MEADE) 15 there any other reason that you articulated is 16 BY MR. MEADE: 17 Q. Regardless of whether you saw any 18 e-mails between JP Morgan sorry, between 19 counsel for LBHI and counsel for Canary Wharf, the 20 position that you expressed was that e-mail 21 confirmation from LBHI would be insufficient for 22 you to recommend to your client that it proceed to 23 completion of this transaction? 24 Q. Other than what you just said 25 there any other reason that you articulated is 26 Clifford Chance as to why you did not want in 27 served on LBHI? 28 A. No. 29 MR. COHEN: That's it for me. 20 MR. MEADE: No further question 21 THE VIDEOGRAPHER: Going off is 22 you to recommend to your client that it proceed to 23 (Off the record at 12.47 p.m.)	12	MR. MEADE: I just have one follow	12	therefore, in some way, interfere with JP Morgan's
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BY MR. MEADE:  16 Clifford Chance as to why you did not want not served on LBHI?  17 Q. Regardless of whether you saw any  18 e-mails between JP Morgan sorry, between  19 counsel for LBHI and counsel for Canary Wharf, the  20 position that you expressed was that e-mail  21 confirmation from LBHI would be insufficient for  22 you to recommend to your client that it proceed to  23 completion of this transaction?  24 Clifford Chance as to why you did not want not served on LBHI?  25 A. No.  MR. COHEN: That's it for me.  26 MR. MEADE: No further question.  27 THE VIDEOGRAPHER: Going off of the proceed to the procee	14		14	Q. Other than what you just said, was
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23 completion of this transaction? 23 (Off the record at 12.47 p.m.)	21	confirmation from LBHI would be insufficient for	21	THE VIDEOGRAPHER: Going off the
	22	you to recommend to your client that it proceed to	22	record. The time is 12.47.
MR. McCARTHY: Object to the form 24 (The deposition concluded at 12.47 p.m.	23	completion of this transaction?	23	(Off the record at 12.47 p.m.)
	24	MR. McCARTHY: Object to the form	24	(The deposition concluded at 12.47 p.m.)

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of the question.

# A. I can't specifically recall that conversation, but that e-mail chain that you showed me indicates to me that that was the discussion I was having with Clifford Chance, and it was certainly consistent with discussions we had been having and with the e-mail, so that

MR. MEADE: No further questions.

MR. COHEN: No, I have one

Okay, are we off the record?

12 question.
13 MR. MEADE: Do you want to go off

appears to me to be what we were doing, yes.

15 MR. COHEN: No.

 $$\operatorname{MR.\ MEADE}\colon$}$  I was going to say 17 thank you.

18 MR. COHEN: You can say that on the 19 record.

20 (REDIRECT BY MR. COHEN)

21 BY MR. COHEN:
22 Q. Mr. Clay, in your conversations

Q. Mr. Clay, in your conversations with Clifford Chance, did you inform them why you were taking the position that you thought you did not want notice to be provided to LBHI?

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CERTIFICATE OF WITNESS

I, JEREMY CLAY, am the witness in the foregoing statement under oath. I have read the foregoing statement and, having made such changes and corrections as I desired, I certify that the transcript is a true and accurate record of my responses to the questions put to me on Tuesday, 5th July 2013.

16 Signed .....

17 JEREMY CLAY

18 Dated this ...... day of ...... 2013